



**Connells**

Hambrook Court Shears Drive  
Amesbury Salisbury

# Hambrook Court Shears Drive Amesbury Salisbury SP4 7XT

for sale  
**£200,000**



## Property Description

A first floor apartment set in a prime location within minutes of the A303 and Salisbury. A popular pub restaurant and large Co-op store are within 150 yards and there are lovely walks close by.

## Communal Entry Phone

Entry phone and stairs to first floor.

## Living Room

19' 4" max x 17' 7" max ( 5.89m max x 5.36m max )

Large bay with views.

## Kitchen

13' 2" max x 7' 4" ( 4.01m max x 2.24m )

Comprising a single drainer sink unit with mixer taps, range of wall and base level units, built in oven, inset gas hob unit with glass and steel hood over, space for washing machine, further appliance space.

## Master Bedroom

15' 8" max x 11' ( 4.78m max x 3.35m )

Built in wardrobes, side aspect.

## Ensuite

Comprising a double shower cubicle, pedestal wash hand basin and WC.

## Bedroom Two

11' 2" x 8' 5" ( 3.40m x 2.57m )

Side aspect.

## Bathroom

Comprising a panel enclosed bath with shower, pedestal wash hand basin and WC, tiled surrounds.

## Outside

## Allocated Parking.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: B**

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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